



January 2004 Newsletter

Rural Development – Guaranteed Single Family Housing Program

THANK YOU! With your help, we had another exceptional year in our Guaranteed Single Family Housing Program. For the fiscal year ending September 30, 2003, we issued Conditional Commitments to guarantee 439 loans totaling over \$38 million, to help Maine families obtain suitable housing.

Reservation of Funds:

- ⇒ Lenders should be fully utilizing the Reservation of Funds System for all loans. Only loans for which you have a viable application should be reserved. The reservation will assure you and your applicant that funds will be available. Please make sure you are using Form RD 1980-86, Reservation of Funds, revised 10-03.
- ⇒ Please pay particular attention to identifying minorities when requesting a “Reservation of Funds.”

Applicant Credit History Evaluation:

- ⇒ In all cases in which the applicant’s credit score is below 660 and is attributable to derogatory credit history, the lender must provide a sufficiently detailed underwriting summary that documents the adverse credit history.

Application forms to be included in RD loan package:

- ⇒ Each loan package submitted for a Conditional Commitment from Rural Development needs to include a copy of the loan application, a signed underwriting transmittal summary and the original signed form RD 1980-21, Request for Single Family Housing Loan Note Guarantee, (form revision date must be (01/03.))

Income Evaluation and Underwriting Guidelines:

- ⇒ When underwriting the loan, please be sure to include all funds you will need for the package including purchase funds, closing costs and other eligible fees that will be financed in the loan. A request to increase the amount of the loan after our conditional commitment has been issued may cause a delay in your loan closing.
- ⇒ Underwriters are encouraged to review the following Administrative Notices (AN’s). AN’s can be found on the internet at: <http://rdinit.usda.gov/regs/index.html>
 - AN 3818 (1980-D), 1/10/03: Approved Lenders Underwriting Guidelines (for evaluating payment shock)
 - AN 3848 (1980-D), 04/10/03: Acceptable Alternative Documentation to Verify the Applicants Employment Income.
 - AN 3833 (1980-D), 3/19/03: Determining Repayment Income for Self-Employed Applicants.

HUD Section 8 Vouchers and Rural Development Loan Guarantee:

- ⇒ Lenders are reminded that HUD Section 8 housing vouchers can be used with the Rural Development loan guarantee. The Section 8 voucher is counted in repayment income only.

Rural Development Informational Meetings:

- ⇒ In an effort to improve the delivery of our Single Family Housing programs, Maine Rural Development offices are hosting several “realtor” meetings throughout the state. Although realtors are the target audience, lenders are encouraged to attend also. If you are interested in attending, contact the person listed for each meeting.

Katherine Charrier

January 7, 2004
January 29, 2004
February 19, 2004
February 25, 2004
March 10, 2004
March 23, 2004
March 31, 2004

Telephone (207) 990-3676, ext. 120

Town Office, Lincoln, ME
Tradewinds, Top of the Rock Room, Rockland
Bangor Savings Bank Training Center
WHCA, Ellsworth, ME
Skowhegan Savings Bank, Fairfield, ME
Farm Service Agency, Dover-Foxcroft, ME
Boathouse, Belfast, ME

Sean Thibeau

March 16, 2004
April 6, 2004

Telephone (207) 764-4157, ext. 106

Presque Isle
Calais, ME

Daphne Feeney

March 16, 2004
April 13, 2004
May 18, 2004

Telephone (207) 883-0159, ext. 130

Gorham, ME
Sanford, ME
Sagadahoc County (exact location to be determined)

Isabel Estrada

February 4, 2004
February 10, 2004
February 25, 2004
March 9, 2004
March 18, 2004

Telephone (207) 753-9400, ext. 232

University of Maine, Farmington – North Dining Hall
University of Maine Augusta – Room 217
Coastal Economic Development, Bath
Lewiston/Auburn College, Lewiston – Room 108
Norway Town Office

State Office Staff

967 Illinois Avenue, Suite 4
PO Box 405
Bangor, ME 04402-0405

Michael W. Aube
State Director
M.Aube@me.usda.gov

Dale D. Holmes
Rural Housing Program Director
Dale.Holmes@me.usda.gov

Lorrie J. Hamlin
Rural Housing Specialist
Lorrie.Hamlin@me.usda.gov

Telephone: (207) 990-9110

Fax: (207) 990-9119

TTD/TTY: (207) 942-7331

Area Offices

Presque Isle
99 Fort Fairfield Road
Presque Isle, ME 04769
Tel.: (207) 764-4157
Fax: (207) 762-2246

Bangor
28 Gilman Plaza, Suite 3
Bangor, ME 04401
Tel: (207) 990-3676
Fax: (207) 990-5092

Lewiston
PO Box 1938
Lewiston, ME 04240-1938
Tel: (207) 753-9400
Fax: (207) 784-1335

Scarborough
306 US Route 1, Suite B1
Scarborough, ME 04074
Tel: (207) 883-0159
Fax: (207) 883-2740

Dennis Beaulieu
Sr. G-SFH Area Specialist
Dennis.Beaulieu@me.usda.gov

Kathi Cross
SFH Guaranteed Technician
Kathi.Cross@me.usda.gov

Debora Berry
Sr. G-SFH Area Specialist
Debora.Berry@me.usda.gov

Daphne Feeney
Sr. G-SFH Area Specialist
Dapne.Feeney@me.usda.gov

Maine USDA Rural Development Website
<http://www.rurdev.usda.gov/me>

for USDA RD Forms and Regulations:
<http://rdinit.usda.gov/regs>

This newsletter is posted on our Web Page at www.rurdev.usda.gov/me. To receive notification of newsletters by email, please submit your email address to Lorrie.Hamlin@me.usda.gov

“The USDA is an equal opportunity provider and employer”